172.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	773,100	/	773,100
USE VALUE:	773,100	/	773,100
ASSESSED:	773,100	/	773,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUN DANIEL H & MICHELLE H
Owner 2:	
Owner 3:	
Street 1:	44 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAILEY CHRISTOPHER & -
Owner 2:	WILLARD MARA -
Street 1:	44 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1935 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	382,100		391,000	773,100
Total Card	0.106	382,100		391,000	773,100
Total Parcel	0.106	382,100		391,000	773,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.53 | /Parcel: 399.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113674

GIS Ref

GIS Ref

Insp Date 06/15/18

!13285!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,100	0	4,620.	391,000	773,100		Year end	12/23/2021
2021	101	FV	368,700	0	4,620.	391,000	759,700		Year End Roll	12/10/2020
2020	101	FV	368,700	0	4,620.	391,000	759,700	759,700	Year End Roll	12/18/2019
2019	101	FV	297,100	0	4,620.	385,400	682,500	682,500	Year End Roll	1/3/2019
2018	101	FV	297,100	0	4,620.	296,100	593,200	593,200	Year End Roll	12/20/2017
2017	101	FV	297,100	0	4,620.	279,300	576,400	576,400	Year End Roll	1/3/2017
2016	101	FV	297,100	0	4,620.	257,000	554,100	554,100	Year End	1/4/2016
2015	101	FV	273,900	0	4,620.	240,200	514,100	514,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:39:06

LAST REV

Date	Time
11/17/20	11:18:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13285

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAILEY CHRISTOP	1557-21	1	4/28/2020		825,000	No	No		
GOLDSTEIN ELON,	1419-43		7/9/2012		530,000	No	No		
CARTUS FINANCIA	1332-77		1/22/2007		492,670	No	No		
LASPINA ALFRED	1332-76		1/22/2007	Sub Sale	492,670	No	No		
MCCADDEN THOMAS	1261-50		11/25/2002		453,000	No	No		
CLANIN DAVID/ET	1141-94		5/30/1995		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1079	Insulate	3,553	C				
4/11/2002	305	Dormers	20,000	O		G4	GR FY04	NEW DORMER-WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
12/16/2008	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
4/16/2007	MLS	HC	Helen Chinal
3/5/2003	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32698250
Const Adj.:	0.99989998
Adj $ / SQ:	145.953
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400538
Depreciation:	18425
Depreciated Total:	382114

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

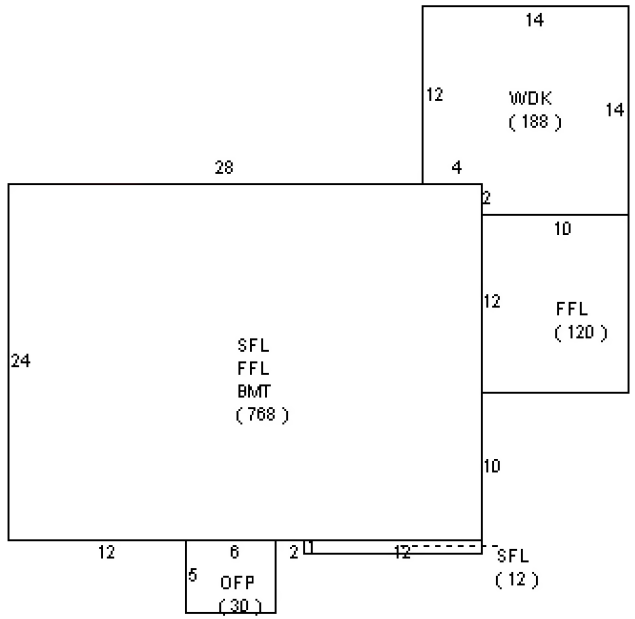
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.55
Special Features:	0	Val/Su Net:	150.61
Final Total:	382100	Val/Su SzAd	246.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	145.950	129,607
BMT	Basement	768	70.060	53,804
SFL	Second Floor	663	145.950	96,767
WDK	Deck	188	11.320	2,128
OFP	Open Porch	30	44.000	1,320
	Net Sketched Area:	2,537	Total:	283,626
Size Ad	1551.0000	Gross Area	2654	FinArea 1935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
SFL	85				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

172.0-0001-0003.A

IMAGE

AssessPro Patriot Properties, Inc